060.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,100 / 689,100
					USE VALUE:	689,100 / 689,100
					ASSESSED:	689,100 / 689,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH NANCY T &
Owner 2:	GUSTIN CHRISTOPHER S
Owner 3:	
Street 1:	128 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEARY PAUL B/TRUSTEE -
Owner 2:	GEARY FAMILY TRUST -
Street 1:	128 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,287 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2033 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4287.000	301,700	3,400	384,000	689,100
Total Card	0.098	301,700	3,400	384,000	689,100
Total Parcel	0.098	301,700	3,400	384,000	689,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.99 | /Parcel: 338.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39924
GIS Ref:
GIS Ref:
Insp Date: 11/28/18

!5264!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,700	3400	4,287.	384,000	689,100	689,100	Year End Roll	12/18/2019
2019	101	FV	250,400	3400	4,287.	378,500	632,300	632,300	Year End Roll	1/3/2019
2018	101	FV	250,400	3400	4,287.	290,800	544,600	544,600	Year End Roll	12/20/2017
2017	101	FV	250,400	3400	4,287.	274,300	528,100	528,100	Year End Roll	1/3/2017
2016	101	FV	250,400	3400	4,287.	252,400	506,200	506,200	Year End	1/4/2016
2015	101	FV	237,900	3400	4,287.	235,900	477,200	477,200	Year End Roll	12/11/2014
2014	101	FV	237,900	3400	4,287.	217,200	458,500	458,500	Year End Roll	12/16/2013
2013	101	FV	237,900	3400	4,287.	217,200	458,500	458,500		12/13/2012

PRINT

Date	Time
12/10/20	20:10:33

LAST REV

Date	Time
10/10/19	09:05:04
apro	
5264	

USER DEFINED

Prior Id # 1:	39924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEARY PAUL B/TR	67050-294		4/6/2016	Estate/Div	470,000	No	No		Paul B Geary d.o.d. 10/12/2015 bk 67050 pg 28
GEARY PAUL B	52081-557		1/14/2009	Family	1	No	No		
	17091-280		6/1/1986		90,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2018	1091	Heat App	10,000	C				
7/20/2018	1019	Redo Bas	17,000	C				reno exist bsmnt a
6/30/2016	905	Redo Bat	8,750					reno Bath + add sh
5/31/2016	696	Inter Fi	14,000					interior bedrooms
4/5/1993	86	Manual	6,800					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	CC	Chris C
3/15/2017	SQ Returned	EMK	Ellen K
11/17/2008	Meas/Inspect	189	PATRIOT
2/17/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4287		Sq. Ft.	Site		0	70.	1.28	6									384,028						384,000	

Total AC/HA: 0.09842 | Total SF/SM: 4287 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,028 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	100213
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409968
Depreciation:	108231
Depreciated Total:	301736

COMMENTS

643-5745 BMT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

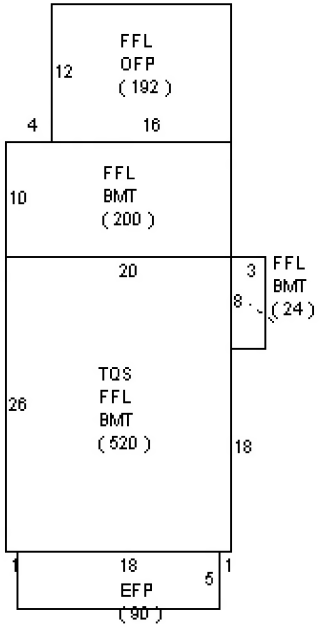
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	128.27
Final Total:	301700	Val/Su SzAd	227.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	175.480	164,252
BMT	Basement	744	90.150	67,075
TQS	3/4 Story	390	175.480	68,438
OFP	Open Porch	192	25.090	4,818
EFP	Enclos Porch	90	57.470	5,172

Net Sketched Area:	2,352			Total:	309,755
Size Ad	1326	Gross Are	2482	FinArea	2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400